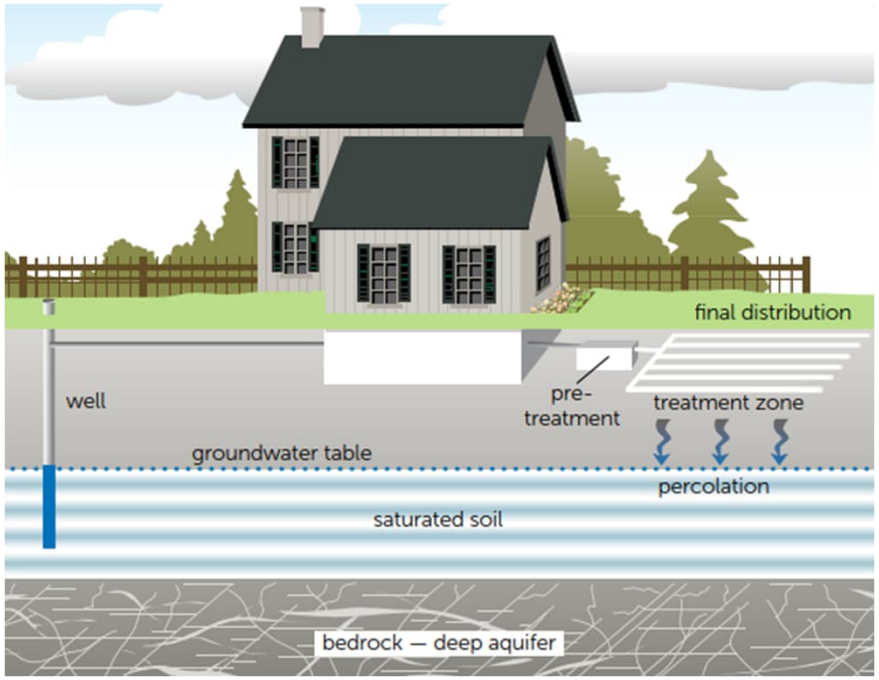
Onsite Sewage System Inspection Program
Municipality of Grey Highlands 2026

Information for Property Owners

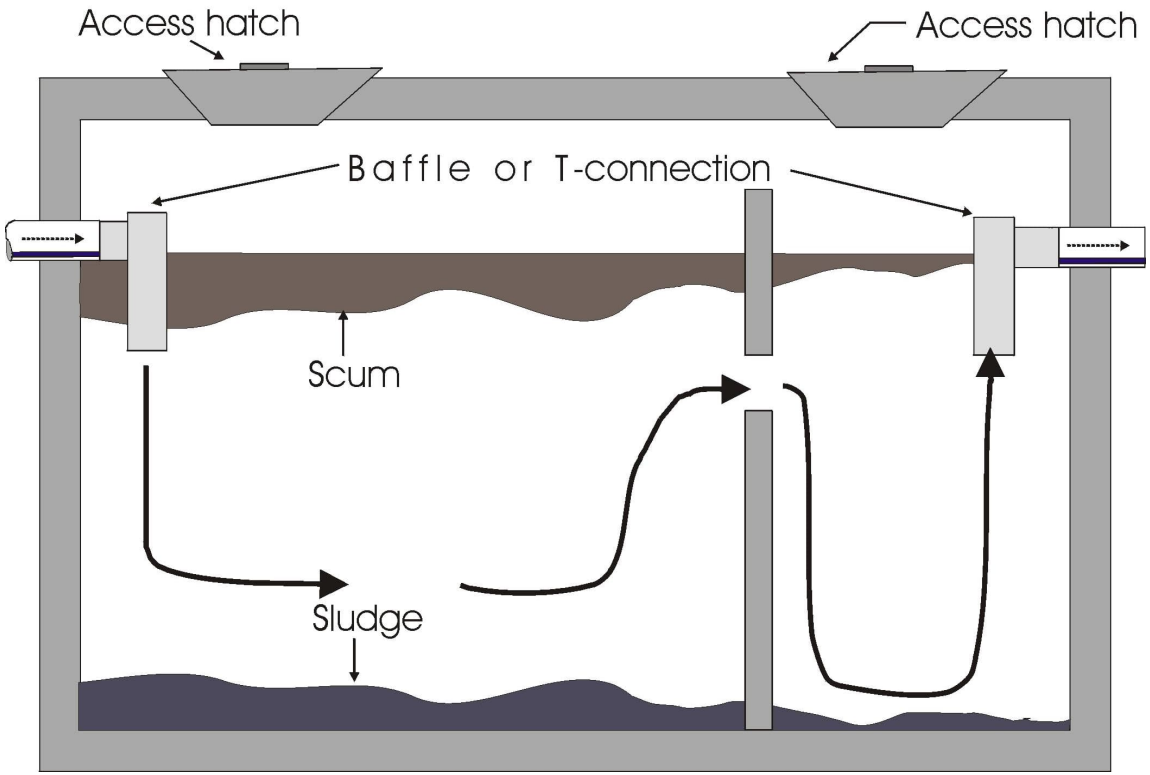
Onsite Sewage System Basics

- A properly functioning onsite sewage system (septic system) is a critical component in the function of a rural home.
- Your sewage system treats wastewater generated in your house and reintroduces the treated effluent into the groundwater.
- The most common type of residential onsite sewage system in Ontario consists of a septic tank and leaching bed.



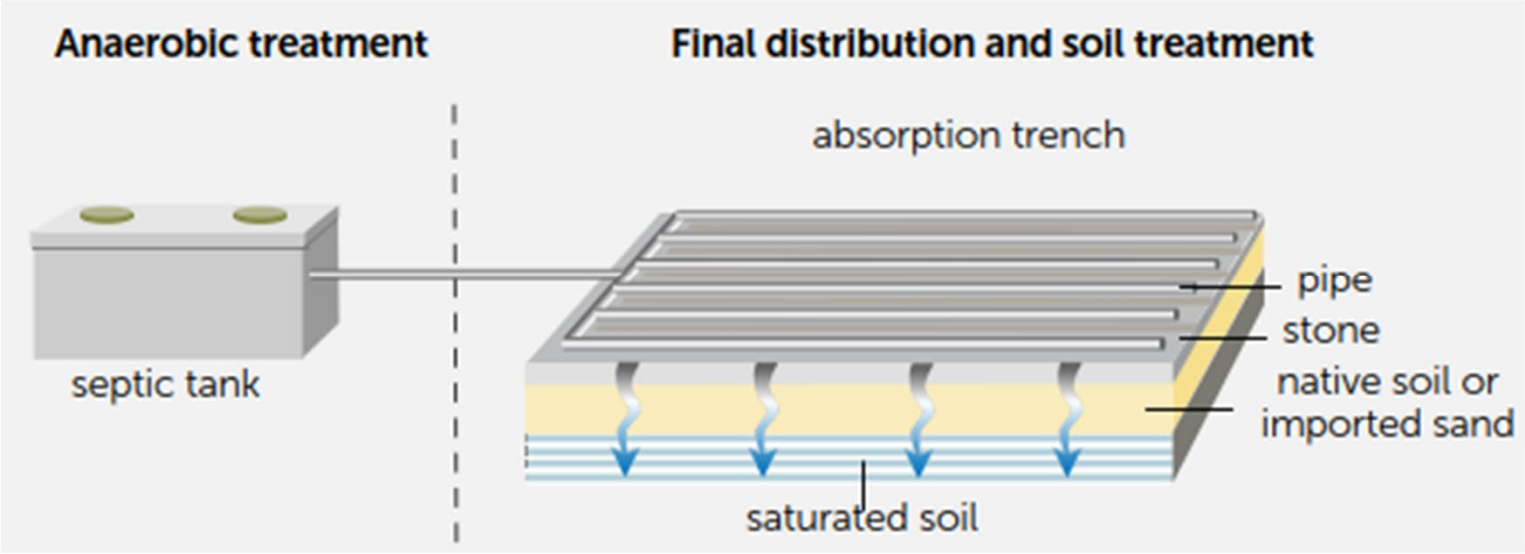
Septic Tank

- The septic tank receives wastewater directly from your house.
- In the septic tank heavy solids settle to the bottom of the tank and lighter materials (fats, oils and grease) float to the top as scum.



Leaching Bed

- The liquid (effluent) from the septic tank typically drains by gravity into the leaching bed or drains into a pump chamber and is pumped to the leaching bed.
- Effluent entering the leaching bed is distributed throughout the piping and percolates into the underlying soil providing further treatment to remove the remaining organic and biological contaminants.



Maintaining your Sewage System

- The property owner is responsible for maintenance of their onsite sewage system.
- Septic tanks should be inspected regularly (i.e. every 3 to 5 years depending on use) for sludge and scum build-up and should be pumped when a third of the depth of the tank is full of sludge and scum.
- If an effluent filter is present, it should be checked and cleaned annually.
- If the sewage system contains pumps or other mechanical components, they need to be maintained in accordance with manufacturer recommendations.

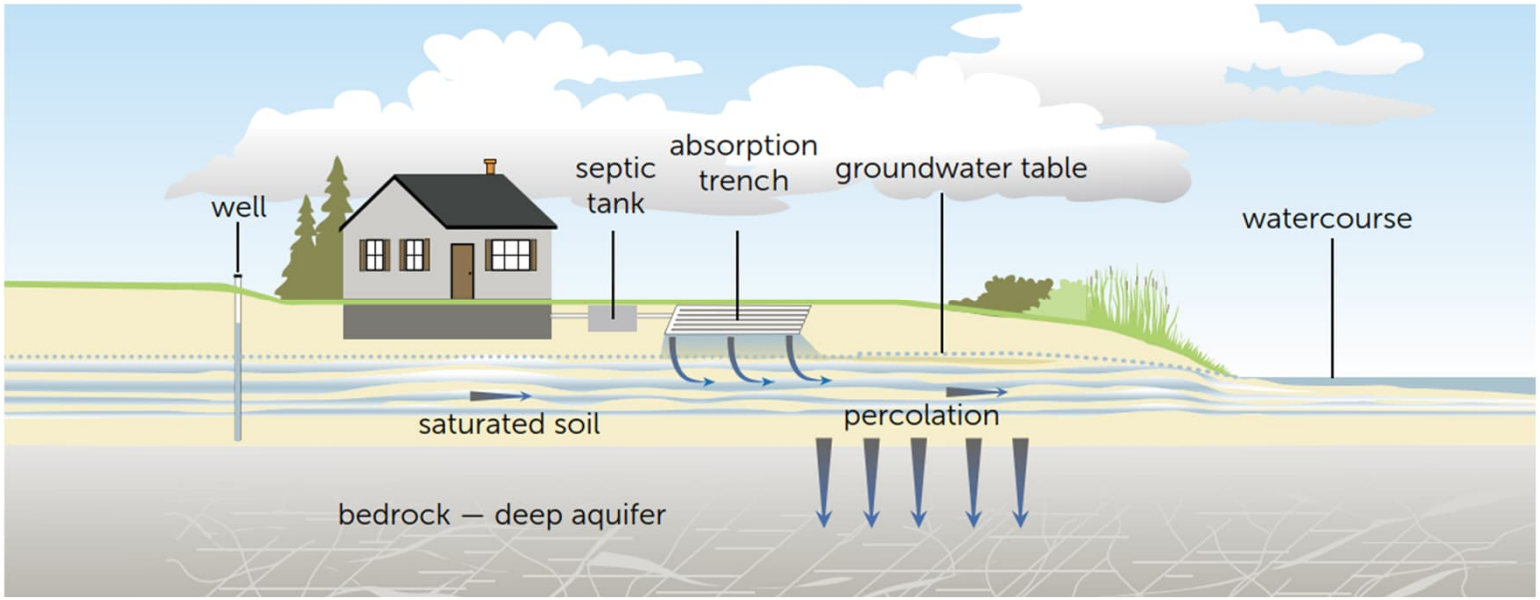




Inspection Program Benefits

Inspection programs provide many benefits, including:

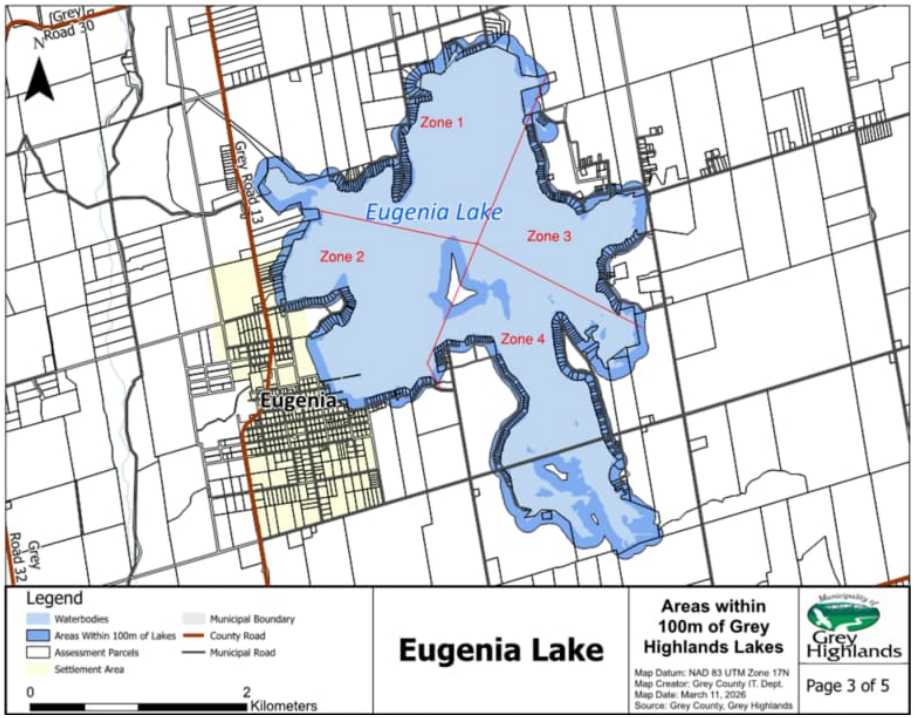
- Protect environmental resources such as lakes, groundwater and drinking water sources
- Supports public health
- Helps to protect the investment in your property
- Improves education and public awareness about onsite sewage systems



Booking Your Inspection

- Inspections will be scheduled during regular business hours (8:30am to 5pm) Monday through Friday, excluding holidays.
- Inspections are expected to take approximately 1 hour and will be booked for a half-day timeslot, meaning that the inspector could arrive anytime within the scheduled half-day timeslot.
- The dates available for your inspection depend on which zone your property is in, according to the zone map and table below.
- Please book your inspection by emailing ghinspections@rjburnside.com to confirm your inspection date.

Zone	Dates Available for Inspections
1	Monday June 1st to Friday June 19th
2	Monday June 22nd to Friday July 3rd
3	Monday July 6th to Friday July 17th
4	Monday July 20th to Friday August 14th



Pre-Inspection Requirements

Once your inspection is booked, you will need to ensure the following:

- Ensure your sewage system is accessible to staff completing the inspection.
- Ensure lids for tanks are accessible and readily removable for the staff completing the inspection. If your septic tank access lids are buried, you will be responsible to expose all tank lids.







Scope of the Inspection

When the inspector visits your property, they will:

- Do a visual inspection of the septic tank and any other tanks/treatment units you may have in your system.
- Take a measurement of accumulated sludge/scum in the septic tank.
- Take measurements and record GPS coordinates for system components.
- Conduct a visual inspection of the leaching bed area.
- Identify any minor or major deficiencies or problems with the system.



Post-Inspection Follow Up

Upon completion of the inspection:

- A fee of $375 will be billed to property owners for the inspection.
- If any follow up is required from the inspection, you will be notified by the Municipality of Grey Highlands
- What types of follow up might be required?
  - Have your septic tank pumped to remove solids
  - Establish a maintenance contract for your system
  - Repair or replace components

Common Questions

Am I required to be onsite for the inspection?

- The property owner is not required to be present during the inspection, but the inspector must be able to access the system.

Who is responsible for ensuring that septic tank lids are accessible for staff completing the inspection?

- The property owner must ensure that all tank lids of the sewage system are accessible.

What happens if my septic tank lids are not accessible when the inspector arrives?

- The inspector will not dig up septic tank lids for the inspection. If lids are not accessible, the owner would need to reschedule the inspection and may be charged an additional fee.

What happens if the inspector finds deficiencies?

- Required steps will depend on the type of deficiency, whether it is minor or significant. The municipality will follow up with homeowners to address deficiencies.

Additional Resources

The following additional resources are available for further information on the Grey Highlands Inspection program and general information on onsite sewage systems:

- Link to the Grey Highlands website with information on the Inspection Program: https://connectgreyhighlands.ca/sewage
- Septic Smart information on onsite sewage systems:
- chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.ontario.ca/files/2022-10/omafra-septic-smart-understanding-home-wastewater-system-en-2022-10-14.pdf
- Ontario Onsite Wastewater Associates Homeowner Resources (brochures, videos) https://www.oowa.org/homeowner-resources/
- Should you have any questions regarding the re-inspection program, please reach out to the Municipality of Grey Highlands Building Services (septicinspection@greyhighlands.ca) or 519-986-2811 x401